

SEC. 10-1.1300 CENTRAL BUSINESS DISTRICT (CB)

Sections:

Section 10-1.1305 Purpose.

Section 10-1.1310 Subdistricts.

Section 10-1.1315 Uses Permitted.

Section 10-1.1320 Conditionally Permitted Uses.

Section 10-1.1325 Lot Requirements.

Section 10-1.1330 Yard Requirements.

Section 10-1.1335 Height Limit.

Section 10-1.1340 Site Plan Review Required.

Section 10-1.1345 Minimum Design and Performance Standards.

SEC. 10-1.1305 PURPOSE.

The CB District shall be subject to the following specific regulations in addition to the general regulations hereinafter contained in order to make provision for a principal downtown area of regional importance, and several outlying areas of more than neighborhood importance, where concentrations of comparison shopping facilities, financial and business services, and amusement or recreation may be found in quantity.

SEC. 10-1.1310 SUBDISTRICTS.

Any combining B District (see Section 10-1.2400).

SEC. 10-1.1315 USES PERMITTED.

- a. **Primary Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the CB District.
 - (1) **Administrative and Professional Offices/Services.**
 - (a) Accounting and financial offices. (excluding check cashing stores)
 - (b) Architectural and engineering offices.
 - (c) Banks and financial institutions.
 - (d) Chiropractic and acupuncture offices.
 - (e) Insurance and real estate offices.
 - (f) Law offices.
 - (g) Medical and dental offices.
 - (h) Travel and airline agency offices.
 - (2) **Automobile Related Uses.**
 - Automobile parts store.

(3) Personal Services.

- (a) Barber or beauty shop.
- (b) Dance studio.
- (c) Dry cleaner/laundry.
- (d) Martial arts studio.
- (e) Music studio.
- (f) Nail salon.
- (g) Palm reading.
- (h) Photography studio.
- (i) Physical fitness studio.
- (j) Shoe repair shop.
- (k) Tailor/seamstress shop.

(4) Residential Uses.

Residential dwelling unit(s).

(Above first floor commercial uses only)

(5) Retail Commercial Uses.

- (a) Antique store.
- (b) Appliance store.
- (c) Art and art supplies store.
- (d) Bakery.
- (e) Bicycle shop.
- (f) Bookstore.
- (g) Camera store.
- (h) Card shop.
- (i) Carpet/drapery store.
- (j) Clothing store.
- (k) Coffee/espresso shop.
- (l) Delicatessen.
- (m) Fabric store.
- (n) Floral shop.
- (o) Furniture store.
- (p) Garden supplies store.
- (q) Gift shop.
- (r) Hardware store.
- (s) Jewelry store.
- (t) Locksmith shop.
- (u) Music store.
- (v) Nursery (plant).
- (w) Paint/wallpaper store.
- (x) Pet grooming shop.
- (y) Pet store.
- (z) Plumbing and heating store.
- (aa) Restaurant.
- (bb) Sporting goods store.

(Where not abutting a residential district or property and no bar)

- (cc) Stationary store.
- (dd) Supermarket.
- (ee) Theater (Small Motion Picture or Live Performance only.)
- (ff) Toy store.
- (gg) Variety store.
- (hh) Video sales and rental store.

(6) Service Commercial Uses.

- (a) Copying or reproduction facility.
- (b) Mailing or facsimile service.
- (c) Reverse vending machine(s). (When located within a convenience zone)

(7) Other Uses.

- (a) Banquet hall. (Where not abutting a residential district or property and where no alcohol is served)
- (b) Broadcasting studio.
- (c) Catering facility.
- (d) Christmas tree or pumpkin patch lot. (See General Regulations Section 10-1.2735d. for standards)
- (e) Day care home. (State-licensed, less than 24-hour care for children or adults, 14 or fewer persons, excluding staff. See definitions)
- (f) Day Care Center. (State-licensed, less than 24-hour care for children or adults, 15 or more persons, excluding staff. See definitions.)
- (g) Public agency facilities.

b. Secondary Uses. The following uses are permitted as secondary or subordinate uses to the uses permitted in the CB District:

- (1) Accessory buildings and uses. (See Section 10.1.845d.)
- (2) Garage sales. (4 per year per dwelling. See General Regulations Section 10-1.2735e.)
- (3) Home Occupation. (See definitions.)
- (4) Household pets.

SEC. 10-1.1320 CONDITIONALLY PERMITTED USES.

a. Administrative Uses. The following uses, or uses determined to be similar by the Planning Director, are permitted in the CB District subject to approval of an administrative use permit:

- (1) Administrative and Professional Offices/Services.
None.

- (2) Automobile Related Uses. (See Section 10-1.1045h. for special requirements)
 - (a) Automobile repair (minor and major).
 - (b) Automobile service station.
 - (c) Car wash.
 - (d) Parking lot.
- (3) Personal Services.
 - Suntan parlor.
- (4) Residential Uses.
 - None.
- (5) Retail Commercial Uses.
 - (a) Convenience market. (See General Regulations Section 10-1.2735b. for regulations of alcohol)
 - (b) Restaurant. (Where abutting a residential district or property and no bar)
- (6) Service Commercial Uses.
 - (a) Appliance repair shop. (Not ancillary to primary use)
 - (b) Hotel or motel. (Where not abutting a residential district or property)
 - (c) Recycling Collection Area. (When located within a convenience zone)
- (7) Other Uses.
 - (a) Ambulance service.
 - (b) Auction.
 - (c) Banquet hall. (Where not abutting a residential district or property)
 - (d) Carnival.
 - (e) Catering facility. (Where not abutting a residential district or property)
 - (f) Commercial Amusement.
 - (g) Cultural facility.
 - (h) Educational facility.
 - (i) Home occupation - expanded.
 - (j) Hospital, convalescent home.
 - (k) Outdoor gathering. (See General Regulations Section 10-1.2735h.)
 - (l) Passenger transportation terminal.
 - (m) Recreational facility.
 - (n) Religious facility.
 - (o) Temporary use.

b. **Conditional Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the CB District subject to approval of a conditional use permit:

- (1) Administrative and Professional Offices/Services.
 - (a) Check cashing store.
 - (b) Payday loan facilities.
- (2) Automobile Related Uses.
Drive-in establishment.
- (3) Personal Services.
Massage parlor.
- (4) Residential Uses.
Multiple-family dwelling.
- (5) Retail Commercial Uses. (See General Regulations Section 10-1.2735b. for regulations of alcohol.)
 - (a) Bar, cocktail lounge.
 - (b) Dance or nightclub.
 - (c) Liquor store.
 - (d) Theater, Large Motion Picture (See Section 10-1.1045 for special requirements.)
- (6) Service Commercial Uses.
Hotel or motel. (Where abutting a residential district or property.)
- (7) Other Uses. (Where abutting a residential district or property.)
 - (a) Banquet hall. “ “
 - (b) Catering facility.

SEC. 10-1.1325 LOT REQUIREMENTS.

- a. Minimum Lot Size: None.
- b. Minimum Lot Area Per Dwelling Unit: Same as permitted in RM or RH Districts, whichever is deemed consistent with the General Policies Plan Map and Neighborhood Plan.
- c. Minimum Lot Frontage: None.
- d. Minimum Average Lot Width: None.
- e. Maximum Lot Coverage: 90 percent.

- f. Minimum Lot Depth. None.
- g. Special Lot Requirements and Exceptions: See General Regulations Section 10-1.2720.

SEC. 10-1.1330 YARD REQUIREMENTS.

- a. Minimum Front Yard: 10 feet, unless waived by the Planning Director or by the approving authority.
- b. Minimum Side Yard: Five feet or 10 percent of lot width up to 10 feet unless waived by the Planning Director or by the approving authority.
- c. Minimum Side Street Yard: 10 feet unless waived by the Planning Director or by the approving authority.
- d. Minimum Rear Yard: None.
- e. Special Side and Rear Yard Provisions:
 - (1) The side or rear yard required for any structure in a CB District shall be the same as the District abutted.
 - (2) Where a CB District abuts any residential District or property the side and rear yard shall be a minimum of 10 feet and 20 feet respectively. Such yards shall be increased one foot for each foot of height for any structure in excess of 40 feet.
- f. Special Yard Requirements and Exceptions: See General Regulations Section 10-1.2725.

SEC. 10-1.1335 HEIGHT LIMIT.

- a. Maximum Building Height: No limit.
- b. Maximum Accessory Building Height: 14 feet and one story.
- c. Maximum Height for Fences/hedges/walls:
 - (1) Front and Side Street Yard 4 feet.
 - (2) Side and Rear Yard 6 feet.
(Also see Section 10-1.845k. for additional standards).
- d. Special Height Requirements and Exceptions: See General Regulations Section 10-1.2730.

SEC. 10-1.1340 SITE PLAN REVIEW REQUIRED.

Site Plan Review approval is required before issuance of any building or construction permit or construction of a fence within this district only if the Planning Director determines that a project materially alters the appearance and character of the property or area or may be incompatible with City policies, standards and guidelines. This may include fences (i.e., such as anodized gray chain link fences) in certain circumstances.

SEC. 10-1.1345 MINIMUM DESIGN AND PERFORMANCE STANDARDS.

The City recognizes that high-quality design of commercial structures can contribute to a positive appearance of neighborhoods and improve the overall character of the community. This Section establishes design and performance standards that shall apply to the construction of residential and commercial buildings and certain commercial uses in the CL District, including but not limited to cultural or recreational facilities.

Commercial Uses.

For commercial buildings and uses, including but not limited to cultural, educational, religious or recreational facilities, refer to the criteria and standards contained in the CG District, Section 10-1.1000.